

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, June 17, 2004, 1:30 p.m., Conference Room #106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Bruce Helwig, Jim McKee, Carol Walker and Terry Young; (Tim Francis and Bob Ripley absent. Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Acting Chair Jim McKee called the meeting to order and requested a motion approving the minutes for the regular meeting held May 20, 2004. Motion for approval made by Helwig, and seconded by McKee. Motion carried 4-0: Berggren, Helwig, McKee and Young voting 'yes'; Francis, Ripley and Walker absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

APPLICATION BY BRYAN AND AMBER KINNAMAN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 1320 NORTH 38TH STREET IN THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT

Mr. Zimmer stated that he has no new information to present.

APPLICATION BY LEE WALTERS FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 801 "Q" STREET IN THE HAYMARKET LANDMARK DISTRICT

Mr. Zimmer stated that he has no new information to present.

APPLICATION BY BOB HAMPTON FOR PRESERVATION CERTIFICATES FOR DEMOLITION AND FOR NEW CONSTRUCTION ON THE SITE AT THE SOUTHEAST CORNER OF 7TH AND R STREETS IN AND ADJACENT TO HAYMARKET LANDMARK DISTRICT

Bob Kuzelka with the Preservation Association of Lincoln stated that the association has not taken a stand on this application. Board members questioned if this application is approved,

can the Historic Preservation Commission take a greater role in the review of the plans. Mr. Zimmer replied that if a project is built by a Certificate of Allowance, then the Commission has not approved the design and there is less input. A Certificate of Appropriateness would be approval of what the Commission reviewed and approved.

Mr. Kuzelka wondered about major changes. Mr. Zimmer replied that those changes would have to come back before the Commission.

Mr. Kuzelka wondered about the width of the passageway. Fernando Pages replied he believes it is about 20 feet. Mr. Zimmer noted that it is private property.

Dallas McGee stated that he is working with Bob Hampton and Mr. Pages to put together an agreement which talks to public improvements. It is the developer's intention to improve the passageway.

Mr. Zimmer noted that this application includes the gravel parking lot. The parking lot is not currently part of the Haymarket.

Mr. Kuzelka would like to see reference made to the railroad history of the passageway. Mr. Pages likes the idea of incorporating some railroad reference into their design.

Mr. Kuzelka wondered if an archaeological survey would be required. Mr. Zimmer replied that the Commission has no authority to require an archaeological survey. The Commission could recommend that one be done. The parking lot is out of the Haymarket District to begin with.

Mr. Pages stated that they would be willing to cooperate with a survey if it was not something that would prevent them from building in a timely manner.

Berggren wondered how tall this is relative to the Post Office. Jim Hutchinson replied that they are trying to replicate more of a Haymarket style. The proposed building is 3 stories taller than the Post Office.

Berggren wondered how many parking stalls will be developed. Mr. Pages replied 70 stalls. There will be 2 levels of parking underground. They are looking into possibly having 3 levels.

Berggren would like more information about the interior. Mr. Pages noted that the first level will be retail. A shell will be provided and the tenant will finish their space. The 2nd level will be either residential or office condominiums. It could be build to suit or they hire their own architect. The next 3 levels will be 10 lofts on each level which will be finished. Buyer input will be taken into consideration. Then there will be 1 level, potentially 2 levels, of penthouse lofts.

These will be finished to suit, almost as a custom home. They intend to do all but the commercial work themselves. In the residential they intend to do the work so they have more control over what the final product is.

Berggren wondered how many high end units are occupied in the Haymarket. Mr. McGee noted that most of the Haymarket units are rental. Mr. Hutchinson stated that the Haymarket Association did a study and it indicated a high demand for this type of housing.

Berggren wondered about the financing of the project. Mr. Pages replied that the closing is not scheduled until December.

Berggren would be inclined toward approval if there is a condition that the building is not torn down until financing is in place or a penalty clause for razing the property and not completing the project. He is concerned that in the past, a building has been approved for demolition, the funding falls through and we are left with a parking lot.

Berggren does not see the urgency for approval of this project today if the closing date is not until December. Mr. Pages noted that this makes a big difference for leasing of spaces, potential buyers, public promotion of the project, etc. This affects their ability to make commitments.

Mr. Zimmer noted there are 2 requests; a Certificate for demolition of the existing building and a Certificate on the new construction. The Certificate of demolition could follow the approval of the Redevelopment Agreement by the City Council.

Mr. McGee commented that in this instance a Redevelopment Agreement would identify in detail what the developer is going to build. It would also identify if the city is involved in assembly of the site. The funding for the city involvement is TIF. This agreement locks in the developer to build the building that is shown and the TIF would have to be secured so the city could sell bonds. The developer would be legally bound to the agreement.

Berggren wondered how much financing would be Tax Increment Financing. Mr. McGee replied that TIF would only be used for public improvements. This will be a good ratio of public investment to private dollars. This is probably 10 to 1, or more. Mr. Pages noted that TIF dollars makes it a benefit to them, but it is a benefit to the neighborhood. The alley is something that could be beneficial to the city.

Mr. Zimmer noted that with an archaeological survey there is the potential for some delay, but this is not binding. Just a recommendation to the developer.

Berggren moved approval of the Certificate of Exception on the basis of insufficient return and appropriateness for the new construction and conditional approval of the Certificate of Demolition for the Larson Building following the City Council approval of a Redevelopment

Agreement with the city, with a recommendation that an archaeological survey be performed, seconded by Helwig. Motion carried 5-0: Berggren, Helwig, McKee, Walker and Young voting 'yes'; Francis and Ripley absent.

APPLICATION BY DON MACKE FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 3833 DUDLEY STREET IN THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT

Mr. Zimmer stated that Mr. Macke would like to build an addition on the rear of his house. The size of the addition is of sufficient size that it is hard to characterize as no effect and the addition will be visible. He would encourage stepping it back just a little.

The Commissioners discussed elements of the design.

ACTION:

Walker moved approval with the condition that the applicant work with Mr. Zimmer on the final approval, seconded by Young. Motion carried 5-0: Berggren, Helwig, McKee, Walker and Young voting 'yes'; Francis and Ripley absent.

DISCUSSION

Miscellaneous/staff report:

Mr. Zimmer had a conversation with the keeper of the register regarding the Sartore Farm on 148th Street. The Historical Society has developed a methodology for reviewing farm sites, they felt because this land had been shaped or terraced and appeared some of the creeks had been straightened that the land had been altered. The owners felt otherwise. This has gone on for about 3 years. The judgement of the keeper having visited the site was that the boundaries of the landmark should be expanded but the methodology of the Historical Society is valid. There are different generations of terraces.

There being no further business, the meeting was adjourned at 2:45 p.m.